

विकास नियंत्रण नियमावली - पिंपरी चिंचवड  
महाराष्ट्र अंदेशिक व नगररचना अधिनियम  
१९६६ चे कलम न१७(२) अन्वये फेरवदल  
प्रस्ताव मंजूर करण्याबाबत -

महाराष्ट्र शासन  
नगर विकास विभाग,  
शासन निर्णय क्र.टिपीएस १८०३/२२६२/नवि १३  
मंत्रालय, मुंबई : ४०० ०३२,  
दिनांक : २३ ऑगस्ट, २००५.

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राज्यपत्रात प्रसिद्ध करानी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नंवाने,

( पि.रा. कारुळकर )  
अवर सचिव

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे,  
संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.  
उपसंचालक, नगररचना, पुणे विभाग, पुणे,  
आयुक्त, पिंपरी चिंचवड महानगरपालिका, पिंपरी, पुणे  
सहायक संचालक, नगर रचना, पुणे शाखा, पुणे.  
व्यवस्थापक, येगवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राज्यपत्राच्या  
भाग - ३, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी १० प्रती हया  
विभागास, संचालक नगररचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगररचना, पुणे विभाग, पुणे,  
आयुक्त, पिंपरी चिंचवड महानगरपालिका, पिंपरी, पुणे व यांच्या संचालक नगररचना, पुणे  
शाखा, पुणे यांना पाठवाव्यात.)

उपर अधिकारी (नवि-३) नगर विकास विभाग, मंत्रालय, मुंबई

त्यांना विनंती कराण्यात येते की, सदरदू अधिसूचना शासनाच्या बेबसांटवर प्रसिद्ध  
करावी.  
निवडनस्ती (कार्यासन नवि-१३)

**GOVERNMENT OF MAHARASHTRA**

**Urban Development Department**

**Mantralaya, Mumbai 400 032.**

**Dated 23 August, 2005.**

**NOTIFICATION**

**Maharashtra  
Regional and  
Town Planning  
Act, 1966.**

**No. TPS 1803/2262/UD-13:**

Whereas, the Government in Urban Development Department has sanctioned the Development Control Rules for Pimpri Chinchwad Municipal Corporation vide Notification No. TPS 1890/619/CR-89/90/UD-13, dated 17<sup>th</sup> December, 1990 and Revised Development Control Rules vide Notification No. TPS 1894/3327/UD-13, dated 16<sup>th</sup> December, 1999 (hereinafter referred to as "the said Development Control Rules" and "the said Notifications" respectively) under section 31(1) of MR&TP Act, 1966 (hereinafter referred to as "the said Act") to come into force with effect from the same date;

And whereas, in view of rapid increase in demand of electric power in Metropolitan areas, it is necessary to utilise the solar energy, wherever possible, as the same is abundantly available and is non polluting.

And whereas, considering the fact that the use of solar energy will also result in substantial saving in electric energy, Government of Maharashtra had issued obligatory directives to all the Planning Authorities/ Development Authorities under section 37(1), read with section 154, of the said Act under reference No. DCR 1094/2829/UD-11 dated 19/9/1995 to initiate modification proposal to the existing Development Control Regulations so as to incorporate special provisions for installation of Water Heating System in certain types of buildings (hereinafter referred to as "the said directives");

And whereas, as per the directives of the Government, the Municipal Corporation of Pimpri Chinchwad Municipal Corporation (hereinafter referred to as "the said Corporation") being the Planning Authority, after completing the procedure as laid down under section 37(1) of the said Act; has initiated modification to the said Regulations, so as to incorporate new rule No. 23.3 and has accordingly submitted modification proposal to Government for

final sanction vide its letter No. नरवि/कावि/१३/३९७/०३  
dated 31/10/2003;

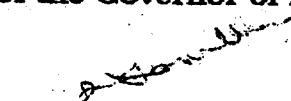
And whereas, after making due enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, Government of Maharashtra finds it necessary to sanction the said modification with some changes and made applicable with immediate effect;

Now therefore, in exercise of the powers conferred under sub-section (2) of section 37 of the said Act, the Govt. of Maharashtra hereby sanctions the proposal of modification as mentioned in the schedule attached herewith.

**Note:**

- A) The aforesaid modification to the Development Control Rules of Pimpri-Chinchwad Municipal Corporation is kept open for inspection of the general public during office hours in the office of the Pimpri Chinchwad Municipal Corporation, Pimpri for the period of one month.
- B) This notification is also published on Govt. web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra,

  
(V.R. Karulkar)  
Under Secretary to Government.

## **SCHEDULE**

The following new Rule No.23.3 is added after the Rule No.23.2.

### **23.3 Special Provisions: for installation of Water Heating Systems.**

Solar Water Heating System should be made in the building for Hospitals, Hotels, Guest House, Police Men/Army Barracks, Canteens, Laboratories and Research Institutions, Hostels of Schools and Colleges and other Institutions.

**23.3.1** The solar water heating systems should be mandatory in the hospitals and hotels, where the hot water requirement is of continuous nature. In these buildings, the system must be provided with auxiliary back-up.

**23.3.2** The use of solar water heating system is also mandatory in the following type of buildings in Government/Semi-Government and Institutional buildings where the hot water requirement may not be continuous/permanent:-

- i) Guest Houses.
- ii) Police men/Army barracks.
- iii) Canteens.
- iv) Laboratory and Research Institutions where hot water is needed.
- v) Hostels, Schools, Colleges and Other Institutes.

The installation of the electrical back up in all such water heating systems shall be optional depending on the nature of requirement of hot water.

It is suggested that solar water heating systems of the capacity of about 100 liters per day based on the thermosyphon with necessary electrical back-up be installed at residential buildings like hostels.

**23.3.3** In order to facilitate the installation of the solar water heating systems, the new buildings of aforesaid types shall have the following provisions:-

- a) All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.
- b) The roof loading adopted in the design of such building should be at least 50 kg. Per sq.mt. for the installation of solar water heating system.
- c) Solar water heating can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the Collector for regular use throughout the year is equal to the local latitude of the place. The Collectors shall be facing south. However, for

only winter use, the optimum inclination of the Collector would be (latitude + 15 degrees of the south). Even if the Collectors are built in the south facing vertical wall of the building the output from such Collectors during winter month is expected to be within 32% out put from the optimum inclined Collector.

- d) All the new buildings of aforesaid types to be constructed shall have an installed hot water line from the rooftop and also insulated distribution pipelines to each of the points where hot water is required in the building.
- e) The capacity of the solar water heating system to be installed on the buildings shall be described on the basis of the average occupancy of the buildings. The norms for hospitals, hotels and other functional buildings are given below:-

Sr. No.	Type of Buildings	Per capita capacity recommended (litres per day).
1	Hospitals	100
2	Hotels	150
3	Hostels & other such buildings	85
4	Canteens	As required
5	Laboratory & Research Institutions.	As required

- f) An open area of 3 sq.mt. would be required for installation of a Collector which supplies about 100 liters of water per day. At least 60 per cent of the roof area may be utilised for installation of the system.
- g) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be allowed. Flat plate Collector confirming to IS No. 12933 shall be used in all such solar water heating systems.

**Note-1:-** The Commissioner may add to the list of buildings mentioned above on which installation of solar water heating system can be made mandatory.

**Note-2:-** The Commissioner shall insist on installation of Collectors, Solar Heating System on the terraces of the buildings whenever existing use of any building is proposed to be changed and utilized for the purposes as per the list mentioned above for harnessing solar energy for purposes other than water heating as well.